

416, 420, and 428 Main Street West  
Town of Shelburne, County of Dufferin

Servicing Allocation Request

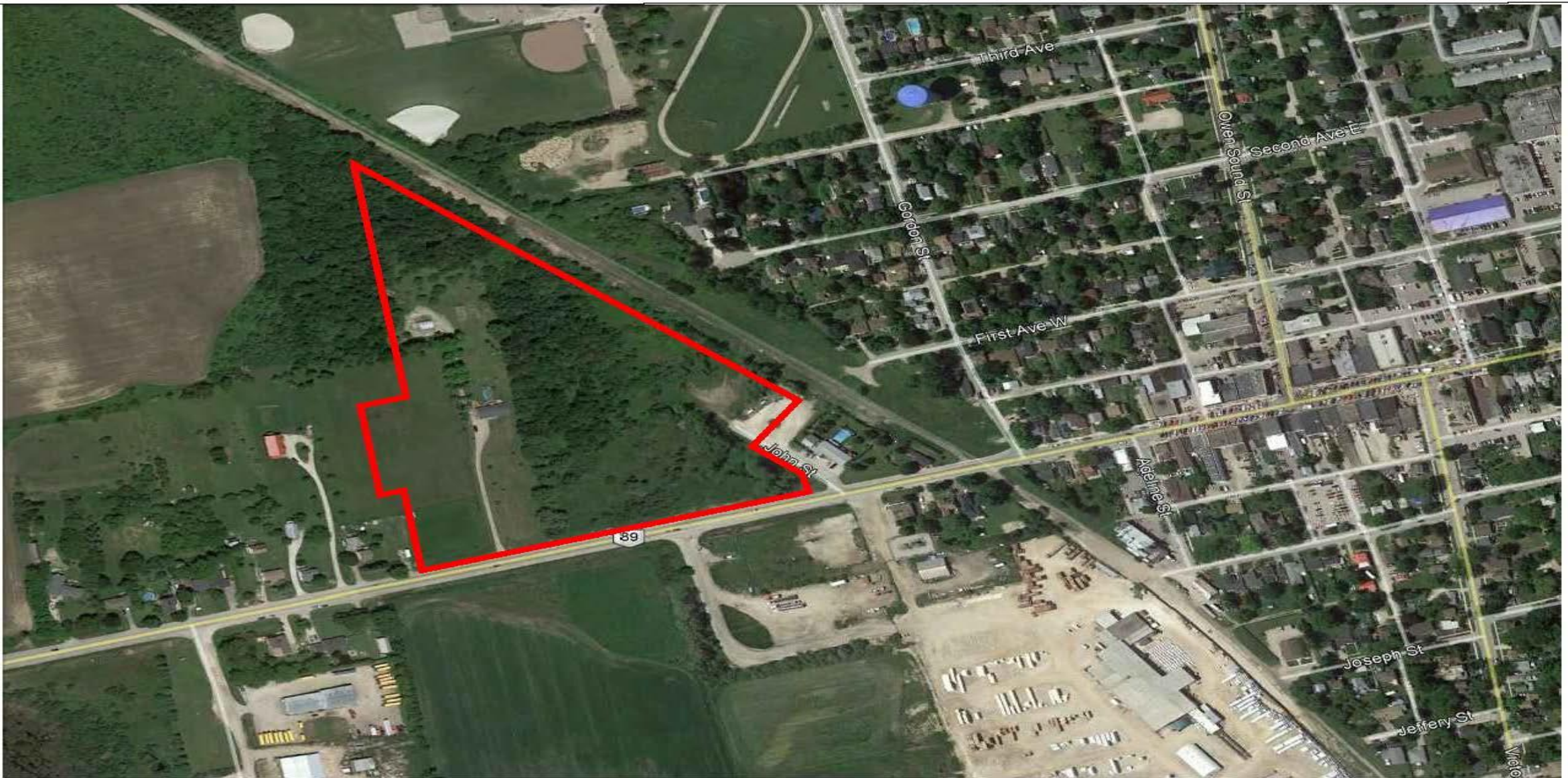
NMJ Developments Inc., Sahyog Investments Inc. & 2728476 Ontario Limited

Town File No.: DPS 20/02 & Z20/02



**DESIGN  
PLAN  
SERVICES**

TOWN  
PLANNING  
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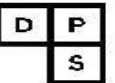
## Phase 2 Lands

416, 420 and 428 Main Street West and Lands East of 428 Main Street West  
Part of the East Half of Part 1, Concession 3, Shelburne



Subject Site

**DESIGN PLAN SERVICES INC.**  
Town Planning Consultants



900 The East Mall, Suite 300  
Toronto, ON M9B 6A2  
Telephone: 416.626.5445  
www.designplan.ca

Scale	NTS	Date	April 20, 2021	20122-SC7	Revised	JD	Drawn	Design
				Drawing Number				



#### KEY PLAN

Subject Property



#### LEGEND

- Boundary of Subdivision
- Parcel Boundary
- Pavement (diagrammatic only)

#### AREA TABLE

Single Detached	Blocks 2-5	1.52 ha
Semi-Detached	Blocks 6-7	0.67
Townhouses	Blocks 8-15, 17	2.36
Parkette	Block 14	0.12
Wetland	Block 16	0.68
Storm Water Management Facility	Block 17	0.88
Wetland & Woodland Buffers	Blocks 18-19	0.34
Open Space (Woodlot)	Block 1	1.13
Pedestrian Walkway	Block 20	0.02
Roads		1.82
TOTAL		9.54 ha

#### UNIT COUNT

Single Detached	40u	
Semi-Detached	20u	
Townhouses	130u	
TOTAL		190u

#### ROAD LENGTH

26.0m (85') R.O.W.	45m
20.0m (66') R.O.W.	533m
18.5m (61') R.O.W.	296m
TOTAL	874m

#### SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

SEE ORIGINAL SUBMISSION Signature Day Month Year

#### OWNERS AUTHORIZATION

I, hereby authorize DESIGN PLAN SERVICES INC. to prepare and submit a draft plan of subdivision for approval.

SEE ORIGINAL SUBMISSION Signature Day Month Year

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I, hereby authorize DESIGN PLAN SERVICES INC. to prepare and submit a draft plan of subdivision for approval.

SEE ORIGINAL SUBMISSION Signature Day Month Year

**DRAFT PLAN of PROPOSED SUBDIVISION**  
**PART of the East Half of Lot 1**  
**CONCESSION 3, Old Survey**  
**(Geographic Township of Amaranth)**  
**TOWN of SHELburne**  
**COUNTY of DUFFERIN**

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Toronto, ON M9B 6K2  
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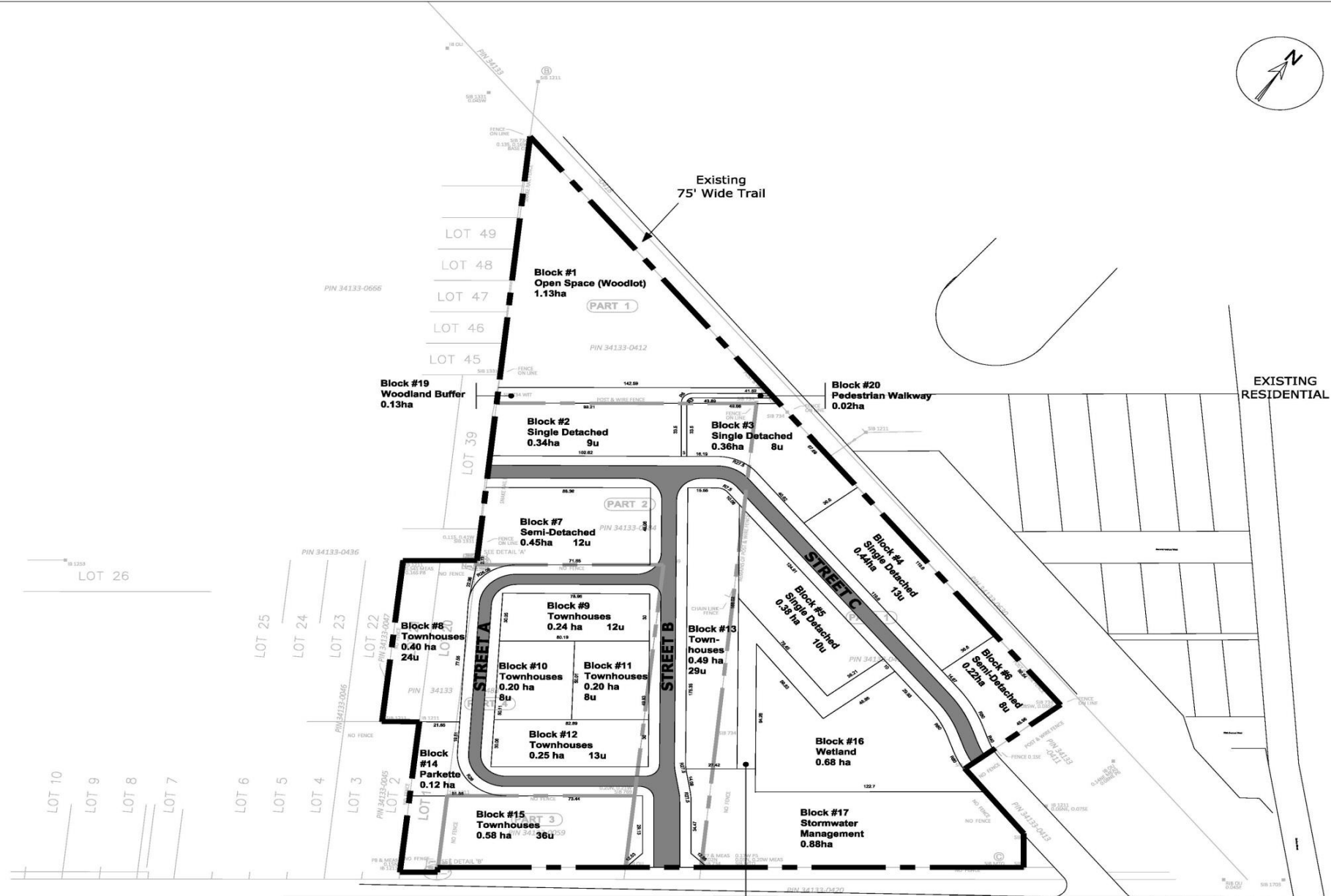


#### NOTES

All measurements are in meters.  
All elevations refer to Geodetic Datum.

#### ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT

- D. Residential single family, semi-detached, townhouses, parkette, walkways, buffers & stormwater management facility.
- H. Piped water to be provided.
- I. Silt loam soil.
- K. Sanitary and storm sewers to be provided.



TOWN OF SHELBURNE  
OFFICIAL PLAN

SCHEDULE 'B1'

DEVELOPMENT  
STAGING PLAN

Development Staging

Staging Boundary

Urban Structure Boundaries

Downtown Core

Built Boundary

Urban Area

Town Boundary

Base Features

Watercourses

Streets, Lanes, and Corridors



This map only provides graphical illustrations and data for planning purposes. Legal property data and descriptions, detailed engineering data, CAD drawings and other data should be used when greater accuracy is required for design or other purposes.

Restrictions under the Municipal Freedom of Information and Protection Privacy Act, R.S.O. 1990, M56, Part II, may apply if your municipality is contemplating the release of data collected. Please consult with your lawyer for advice.

License agreements may apply to this data and license agreements should be referenced for terms and conditions on its use if the municipality is contemplating provisions of copies or use of the data by unlicensed parties.

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Phase 2 Lands

416, 420 and 428 Main Street West and Lands East of 428 Main Street West  
Part of the East Half of Part 1, Concession 3, Shelburne



Subject Site

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Scale	NTS	Date	April 20, 2021	Drawing Number	20122-SC3	Rev.	JD	Drawn	Design
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PLANNING  
CONSULTANTS

Ms. Denyse Morrissey  
Chief Administrator Officer  
Shelburne Town Hall  
203 Main Street East  
Shelburne, Ontario  
L9V 3K7

Tuesday April 20, 2021

DPS File: 18130

**RE: 416, 420, and 428 Main Street West, Town of Shelburne  
Part of the East Half of Lot 1 Concession 3  
(Former Geographic Township of Amaranth)  
Town of Shelburne, County of Dufferin  
Servicing Allocation Request  
NMJ Developments Inc., Sahyog Investments Inc. & 2728476 Ontario Limited  
Town File No.: DPS 20/02 & Z20/02**

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We are in receipt of your letter dated April 7, 2021 regarding the special meeting of Town Council to consider servicing allocation and renewal requests in response to a recent review of remaining wastewater treatment servicing capacity. Specifically, it is our understanding that the estimated future servicing demands from planned and proposed development will exceed the remaining capacity and therefore, landowners are required to request servicing allocations through this process.

As such, on behalf of our clients, NMJ Developments Inc., Sahyog Investments Inc. & 2728476 Ontario Limited, enclosed is the Municipal Servicing Request / Renewal Form for a 190-unit residential development proposed at 416, 420 & 428 Main Street West and land east of 428 Main Street West (herein referred to as the "subject property"). Applications for Draft Plan of Subdivision (DPS 20/02) and Zoning By-Law Amendment (Z20/02) were submitted for the subject property to the Town of Shelburne on November 27, 2020 and deemed complete on December 30, 2020.



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## Property Description

The subject property is legally described as Part of the East Half of Lot 1 Concession 3 (former geographic Township of Amaranth) in the Town of Shelburne within the County of Dufferin. The subject site comprises 416, 420, 428 Main Street West, and land east of 428 Main Street West and west of the Dufferin County CP Rail Trail. More specifically, the subject property is located with frontage along the North Side of Main Street West, west of John Street. The subject property is currently occupied by three single detached residential dwellings with ancillary structures, and is 9.54ha in size.

## Project Description

The proposal is to demolish the existing residential dwellings and redevelop the subject property by Plan of Subdivision consisting of lotless blocks for a total of 40 residential single detached dwellings, 20 residential semi-detached dwellings, 130 townhouse dwelling units including stacked townhouses, a parkette, and a stormwater management facility. A portion of the wetland and woodlot will also be retained. See attached Draft Plan previously submitted. A related Zoning By-law Amendment is proposed to rezone the subject property to permit the proposal.

## Servicing Allocation Request

The subject property is located within the Urban Area, primarily within the Built Boundary and identified within Stage 2 on the Development Staging Plan within the Town of Shelburne's Official Plan as Schedule B1, see attached.

Within Stage 2, the subject property represents the next area for development as it contributes to the intensification target within the built-up area and contributes to a complete community and compact built form. The proposal also takes advantage of existing municipal infrastructure and represents a logical, cost-efficient extension of existing services within the urban area with proposed and existing residential to the northeast and east and the Hyland Village subdivision to the south.

As described in Report DO 2021-02 regarding Sewage Capacity Allocation dated March 22, 2021, *"the Official Plan Development Staging Plan...and related policies guide the allocation of servicing to new development...For Stage 2, reserve servicing capacity is required for vacant or under-utilized land in the built-up area and mixed use, commercial, employment and institutional areas...In all areas, allocation of servicing to specific developments is determined at the time of development approval."*



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Further this proposal is listed on Appendix 2 to Report DO 2021-02 under "Residential Demands" as "416-428 Main St W." with the status as "Application Received/In Process" for "190 units" under "Stage 2" (see attached).

The development applications submitted to the Town have been circulated and the commenting deadline has expired. Subject to comments received, our client is ready to move forward expeditiously and as such, **the request for servicing allocation is near term with site works commencing within three (3) years.** As indicated in the Municipal Servicing Request / Renewal Form attached, the total servicing requirement for this proposal is 7.99 L/s.

It is our expectation that processing of the Draft Plan of Subdivision and Zoning By-law Amendment applications for the subject property will not be delayed as a direct result of sewage capacity allocation, and that Draft Plan and rezoning approval can still be achieved in a timely manner. We also kindly ask that municipal servicing requests continue to respect the staging identified in the Official Plan in recognition of the financial considerations that have been made based on this existing policy direction.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

DESIGN PLAN SERVICES INC.

Kimberley Harrison-McMillan, BES, MCIP, RPP  
Project Manager

Encl.

cc. Jennifer Willoughby, Director of Legislative Services/Clerk  
Steve Wever, Planner



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Attachments:    Municipal Servicing Request / Renewal Form  
                         Proposed Draft Plan  
                         Town of Shelburne Official Plan, Schedule 'B1' – Development Staging Plan  
                         Report DO 2021-02: Sewage Capacity Allocation

**PART 1: APPLICANT / AGENT / PROPERTY OWNER INFORMATION**

<b>Name of Applicant*:</b> Design Plan Services Inc.	<b>Phone:</b> 416-626-5445
<b>Mailing Address:</b> 900 The East Mall, Suite 300, Toronto, ON M9B 6K2	<b>E-mail:</b> kimberley@designplan.ca
<b>Name of Agent*:</b>	<b>Phone:</b>
<b>Mailing Address:</b>	<b>E-mail:</b>
<b>Name of Property Owner*:</b> <small>NMJ Developments Inc. &amp; Sahyog Investments Inc. (c/o JD Shah) / 2728476 Ontario Ltd. (C/o Gaston Bottero)</small>	<b>Phone:</b> 416-543-6147 / 416-464-3037
<b>Mailing Address:</b> 8 Oriah Court, Thornhill, ON L4J 8B3	<b>E-mail:</b>
<b>Name of Consulting Engineering Firm:</b> C. F. Crozier & Associates Inc.	<b>Phone:</b> 905-875-0026
<b>Engineer Contact Name:</b> Anindita Datta	<b>Email:</b> adatta@cfcrozier.ca
<b>All correspondence in respect to this request will be forwarded to:</b> (check applicable)	
<input checked="" type="checkbox"/> <b>Applicant</b> <input type="checkbox"/> <b>Agent</b> <input type="checkbox"/> <b>Property Owner</b> <input type="checkbox"/> <b>Engineer</b>	

\*If a numbered company, also provide the name of a principal of the company.

**PART 2: PROPERTY INFORMATION**

<b>Property Address:</b> (describe location if no civic address)	416, 420 & 428 Main Street west and lands east of 428 Main Street West and west of the Dufferin County CP Rail Trail with frontage on the north side of Main Street West, west of John Street.	
<b>Legal Description:</b>	Part of the East Half of Lot 1 Concession 3 (former geographic Township of Amaranth) in the Town of Shelburne within the County of Dufferin.	
<b>Property Area (Ha):</b>  9.54	<b>Adjoining Street Name(s) and Frontage (m):</b>  Main Street West - 334.53	
<b>What is/are the existing use(s) of the property?</b> (e.g. residential, industrial, commercial, institutional, agriculture, open space, other)		
<h1>Residential and vacant land</h1>		

**PART 3: EXISTING BUILDINGS & STRUCTURES**

Are there any existing buildings or structures on the property? ☒ YES ☐ NO

If YES, please complete the following:	# of Existing Dwelling Units:	3
	Existing Industrial Gross Floor Area (m <sup>2</sup> ):	
	Existing Commercial Gross Floor Area (m <sup>2</sup> ):	
	Existing Institutional Gross Floor Area (m <sup>2</sup> ):	
	Other Existing Gross Floor Area (m <sup>2</sup> ):	

**PART 4: EXISTING AND PROPOSED SERVICING**

(check all that apply)	Existing Non-Municipal / Private Servicing	Existing and Proposed Municipal Servicing
<b>Water Supply:</b>	<input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Other Private Water Supply: _____	<input checked="" type="checkbox"/> Existing Municipal Watermain Connection <input checked="" type="checkbox"/> Proposed New Municipal Watermain Connection
<b>Sanitary:</b>	<input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Other Private Sanitary System: _____	<input type="checkbox"/> Existing Municipal Sanitary Sewer Connection <input type="checkbox"/> Proposed New Municipal Sanitary Sewer Connection

**PART 5: PROPOSED DEVELOPMENT AND SERVICING REQUEST WORKSHEET**

**Please complete the table on the following page. Instructions:**

For each of the Development Staging Areas (or Non-Urban Area) that apply to the subject property(ies), fill in all rows that apply based on development plans and engineering report/estimates, including:

**A. Number of residential units** by type and requested wastewater servicing in Litres per Second (L/S)

**B. Non-residential Gross Floor Area (GFA)** in Square Metres (m<sup>2</sup>) by type and wastewater servicing (L/S)

**C. Total requested wastewater servicing (L/S)** and expected timing of the total units, non-residential GFA and wastewater servicing (L/S) in the near-term (within 3 years), medium term (3 to 5 years) and long-term (5 to 10 years) construction horizons

A. RESIDENTIAL:	OFFICIAL PLAN DEVELOPMENT STAGING AREA						NON- URBAN		TOTAL	
	STAGE 1		STAGE 2		STAGE 3					
	UNITS	L/S	UNITS	L/S	UNITS	L/S	UNITS	L/S	UNITS	L/S
Single & Semi-detached:			60	2.24					60	2.24
Townhouse:			130	3.84					130	3.84
Apartments (≤1 bedroom):										
Apartments (2+ bedrooms):										
Other Residential Type(s): Infiltration/Inflow										1.91
<b>Residential Totals:</b>			190							7.99
B. ICI / NON-RESIDENTIAL:	GFA	L/S	GFA	L/S	GFA	L/S	GFA	L/S	GFA	L/S
Industrial:										
Commercial:										
Institutional:										
Other Non-Residential Type(s):										
<b>Non-Residential Totals:</b>										
<b>C. TOTAL SERVICING (L/S):</b>										
<b>NEAR TERM SERVICING REQUEST:</b> (construction within 3 years)	UNITS	190	UNITS		UNITS		UNITS		UNITS	
	GFA		GFA		GFA		GFA		GFA	
	L/S	7.99	L/S		L/S		L/S		L/S	
<b>MED. TERM SERVICING REQUEST:</b> (construction in 3 to 5 years)	UNITS		UNITS		UNITS		UNITS		UNITS	
	GFA		GFA		GFA		GFA		GFA	
	L/S		L/S		L/S		L/S		L/S	
<b>LONG-TERM SERVICING REQUEST:</b> (construction in 5 to 10 years)	UNITS		UNITS		UNITS		UNITS		UNITS	
	GFA		GFA		GFA		GFA		GFA	
	L/S		L/S		L/S		L/S		L/S	

**PART 6: PLANNING INFORMATION****Official Plan Development Stage Area:**

(See Official Plan Map Schedule 'B1', check all that apply)

**Urban Area:**☐ Stage 1☒ Stage 2☐ Stage 3**Other:**☐ Non-Urban**Related Planning Applications:**

(check all that apply)

☐ Official Plan Amendment☒ Zoning By-law Amendment☒ Draft Plan of Subdivision / Condominium☐ Part-Lot Control Exemption☐ Consent☐ Minor Variance☐ Site Plan**Status of Related Planning Applications / Approvals / Permits / Agreements:**

(check all steps completed and current status of applicable approvals, permits and agreements)

**INITIAL PHASE**☐ Proposal / Concept☐ Pre-application Record☐ Submitted☐ Deemed Complete**REVIEW PHASE**☒ Circulated☐ Public Meeting(s) Held☒ Comments Received☐ Comments Addressed**APPROVALS PHASE**☐ Draft/Conditional Approval☐ In Appeal Period/Appealed☐ Development Agreement☐ Final Approval/Registered**MUNICIPAL AGREEMENTS / PERMITS**☐ Municipal Site Alteration Permit☐ Pre-Servicing Agreement☐ Subdivision/Condominium Agreement☐ Site Plan Agreement☐ Deemed Complete**OTHER APPROVALS / PERMITS**☐ NVCA Permit☐ MTO Building / Land Use Permit☐ County and/or MTO Entrance Permit☐ County and/or MTO Agreement☐ Environmental Compliance Approval (ECA)☐ Other: \_\_\_\_\_**Planning Objectives & Evaluation Criteria:**

(per Official Plan, check all that apply)

For this servicing request, does the proposed/planned development:

☒ Contribute to meeting the intensification target within the built-up area?☒ Contribute to achieving the density target in the designated greenfield area?☐ Include mixed-use, commercial, employment or institutional development on land designated for these uses?☐ Contribute to meeting the affordable housing targets of the Official Plan?

☐ **Include rental housing and/or housing designed to meet special needs?**  
 (check all that apply)  
☐ **Rental**   ☐ **Seniors**   ☐ **Accessible**   ☐ **On-site support services**  
☐ **Other special needs:** \_\_\_\_\_

☒ **Optimize the use of existing municipal infrastructure within the urban area?**  
☒ **Represent a logical, cost-efficient extension of existing services within the urban area?**  
☒ **Support active transportation (walking, cycling)?**  
☒ **Support the use of transit and/or provide facilities for future transit services?**  
☐ **Provide indoor community facilities such as schools or recreation facilities?**  
☐ **Maximize parks and open space provision?**  
☒ **Contribute to enhanced urban design?**  
☒ **Contribute to a complete community and compact urban form?**

PART 7: SUPPORTING INFORMATION	
<b>Plans, studies and supporting justification:</b> (check all that apply, attach any other relevant information to support the servicing request)	<input checked="" type="checkbox"/> <b>Development Concept Plan</b> <input type="checkbox"/> <b>Draft Plan or Site Plan</b> <input checked="" type="checkbox"/> <b>Functional Servicing Report</b> <input type="checkbox"/> <b>Environmental Assessment(s)</b> <input checked="" type="checkbox"/> <b>Planning Justification Report</b> <input checked="" type="checkbox"/> <b>Environmental Impact Study</b> <input checked="" type="checkbox"/> <b>Traffic Impact Study</b> <input type="checkbox"/> <b>Other:</b> _____
<b>What are the servicing estimates based on?</b> (check all that apply, list information below)	<input type="checkbox"/> <b>Detailed Engineering Plans and Design Sheets</b> <input checked="" type="checkbox"/> <b>Functional Servicing Report</b> <input type="checkbox"/> <b>Preliminary Engineering Estimate</b> <input type="checkbox"/> <b>Other:</b> _____

Engineering Report & Drawings:	Prepared by:	Date:
Functional Servicing & Stormwater Management Report	Crozier Consulting Engineers	November 26, 2020

**PART 8: AUTHORIZATION**

I (we), NMJ Developments Inc./Sahyog Investments Inc. of the City of Vaughan, in the County/Region of York, do hereby authorize Design Plan Services Inc. to submit this allocation request on my (our) behalf.

Signature(s) of Owner(s):



Owner(s)

April 17/2021

Date

**PART 9: AFFIDAVIT**

I (we), Kim Harrison-McMillan of the City of Toronto, in the County/Region of \_\_\_\_\_, do hereby:

1. Petition the Town of Shelburne to approve or renew the subject servicing allocation;
2. Certify that I (we) have full legal right to request such action;
3. Understand that this Servicing Request/Renewal Form and related material and all attachments become official records of the Town of Shelburne and will not be returned, and that the information contained in the Form may be used in reports and other documents produced by the Town of Shelburne as a matter of public record;
4. Solemnly declare that all the statements contained in this Request/Renewal Form and any documents or plans submitted herewith are true and correct to the best of my (our) knowledge and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Signature(s) of Owner(s) or Authorized Agent:

Owner(s)

Date



Authorized Agent

April 19, 2021

Date

**PART 8: AUTHORIZATION**

I (we), 2728476 Ontario Ltd. of the City of Toronto, in the  
County/Region of \_\_\_\_\_ do hereby authorize Design Plan Services Inc.  
to submit this allocation request on my (our) behalf.

Signature(s) of Owner(s):

[Signature]  
Owner(s)

April 20/21  
Date

**PART 9: AFFIDAVIT**

I (we), Kim Harrison-McMillan of the City of Toronto, in the  
County/Region of \_\_\_\_\_, do hereby:

1. Petition the Town of Shelburne to approve or renew the subject servicing allocation;
2. Certify that I (we) have full legal right to request such action;
3. Understand that this Servicing Request/Renewal Form and related material and all attachments become official records of the Town of Shelburne and will not be returned, and that the information contained in the Form may be used in reports and other documents produced by the Town of Shelburne as a matter of public record;
4. Solemnly declare that all the statements contained in this Request/Renewal Form and any documents or plans submitted herewith are true and correct to the best of my (our) knowledge and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Signature(s) of Owner(s) or Authorized Agent:

Owner(s)

[Signature]  
Authorized Agent

Date

April 20/21  
Date

RESIDENTIAL ALLOCATIONS					
Development Area	Status	Units	Units Allocated		
			Stage 1	Stage 2	Stage 3
Built-Up Area	Severances/Infill/Conversions Approved	14	14		
600 Main St. E.	Draft Plans Approved	58	58		
Hyland Village*	Approved / Under Construction	178		178	
Stoneridge Ph. 1	Draft Plans Approved	33		33	
Fieldgate	Draft Plan Approved	257			257
<b>TOTAL RESIDENTIAL ALLOCATED</b>		<b>540</b>	<b>72</b>	<b>211</b>	<b>257</b>

\*NOTE: Hyland Village subdivision 245 units with 178 units remaining unbuilt / unoccupied as of Dec. 31, 2020

INDUSTRIAL / COMMERCIAL / INSTITUTIONAL (ICI) ALLOCATIONS					
Development Area	Status	GFA (Ha)	GFA (Ha) Allocated		
			Stage 1	Stage 2	Stage 3
BMP Expansion	Approved with Conditions	0.37	0.37		
301 Col. Phillips Dr.	Approved / Under Construction	0.19		0.19	
147 Luxton Way	Approved / Under Construction	0.21		0.21	
IRS – 108 Prentice Dr.	Approved / Under Construction	0.96		0.96	
Turnstone Phase 1C	Approved / SP Amendment Received	0.20		0.20	
<b>TOTAL ICI ALLOCATED</b>		<b>1.93</b>	<b>0.37</b>	<b>1.57</b>	<b>-</b>

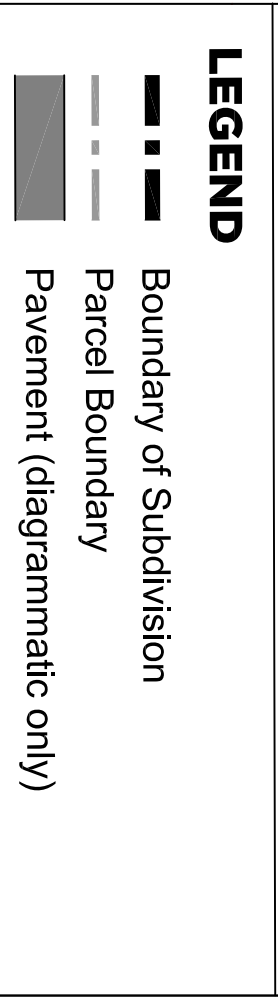
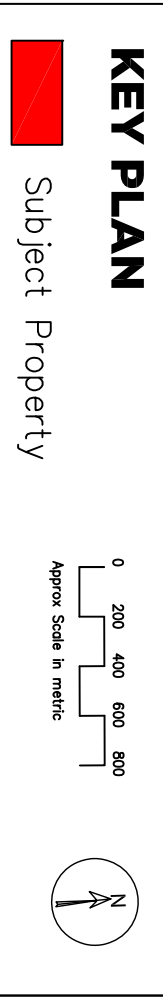
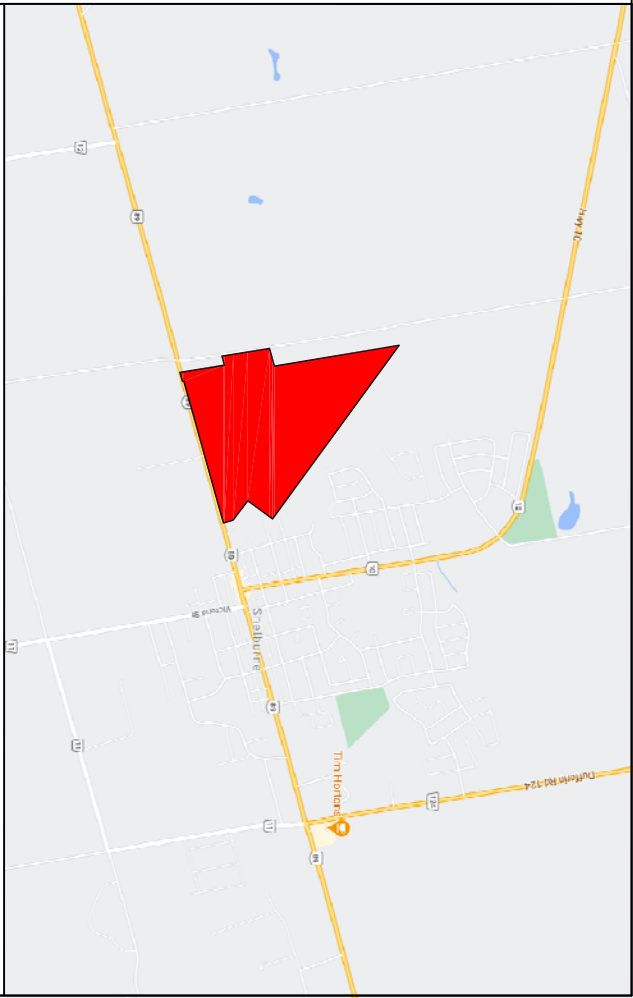
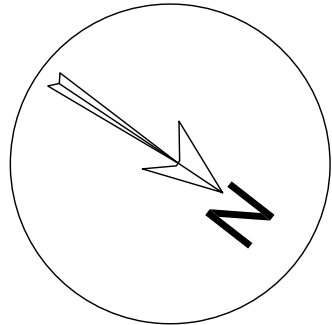
**NET REMAINING CAPACITY (UNALLOCATED):**

**79 M3/DAY = 94 UNITS OR 2.83 HA GFA**

RESIDENTIAL DEMANDS					
Development Area	Status	Units	Units Allocated		
			Stage 1	Stage 2	Stage 3
Downtown / Infilling	Varies – in process, proposed, potential	31	31		
124 Owen Sound St.	Application received / in process	44	44		
416-428 Main St. W.	Application received / in process	190		190	
501 Main St. W.	Application received / in process	74		74	
501 Main St. W. Ph. 2	Proposed / future block on Draft Plan	50		50	
Stoneridge Ph. 2	Proposed / future block on Draft Plan	15		15	
Fieldgate Ph. 2	Proposed / future block on Draft Plan	75			75
Flato / Expansion Area	Pre-consultation / requires OPA	93			
<b>TOTAL RESIDENTIAL DEMANDS</b>		<b>572</b>	<b>75</b>	<b>329</b>	<b>75</b>

INDUSTRIAL / COMMERCIAL / INSTITUTIONAL (ICI) DEMANDS					
Development Area	Status	GFA (Ha)	GFA (Ha)		
			Stage 1	Stage 2	Stage 3
Fieldgate Commercial	Application received / in process	0.63		0.63	
BMP	Additional effluent capacity requested	-			
Industrial Park	Varies – pre-consultation / proposals	2.59		2.59	
Industrial Expansion	Designated and zoned / pre-consultation	3.42	0.92	2.50	
Commercial	Designated and zoned / future phases	2.36	0.48	1.88	
Institutional	Designated and zoned / pre-consultation	0.37	0.37		
Flato / Expansion Area	Pre-consultation / requires OPA	0.18			
<b>TOTAL ICI DEMANDS</b>		<b>9.56</b>	<b>1.77</b>	<b>7.60</b>	<b>-</b>

REMAINING CAPACITY (UNALLOCATED)		RESIDENTIAL	ICI
Capacity (80% Residential, 20% ICI)		75 units	0.57 Ha
Future Demands Estimate		572 units	9.56 Ha
<b>RESERVE CAPACITY AFTER DEMANDS (SHORTFALL)</b>		<b>(497 units)</b>	<b>(8.99 Ha)</b>



**AREA TABLE**

Single Detached	Blocks 2-5	1,527 ha
Semi-Detached	Blocks 6-7	0.67
Townhouses	Blocks 8-13, 15	2.36
Parkette	Block 14	0.12
Wetland	Block 16	0.68
Storm Water Management Facility	Block 17	0.88
Wetland & Woodland Buffer's	Blocks 18-19	0.34
Open Space (Woodlot)	Block 1	1.13
Pedestrian Walkway	Block 20	0.02
Roads		1.82
TOTAL		9.54 ha

**UNIT COUNT**

Single Detached	400
Semi-Detached	200
Townhouses	1300
TOTAL	1900

**ROAD LENGTH**

26.0m(86') R.O.W.	45m
20.0m(66') R.O.W.	533m
18.5m (60') R.O.W.	296m
TOTAL	674m

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

SEE ORIGINAL SUBMISSION  
Signature \_\_\_\_\_ Day \_\_\_\_\_ Month \_\_\_\_\_ Year \_\_\_\_\_

**OWNERS AUTHORIZATION**

I, \_\_\_\_\_ hereby authorize DESIGN PLAN SERVICES INC. to prepare and submit a draft plan of subdivision for approval.

SEE ORIGINAL SUBMISSION  
Signature \_\_\_\_\_ Day \_\_\_\_\_ Month \_\_\_\_\_ Year \_\_\_\_\_

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Signature \_\_\_\_\_ Day \_\_\_\_\_ Month \_\_\_\_\_ Year \_\_\_\_\_

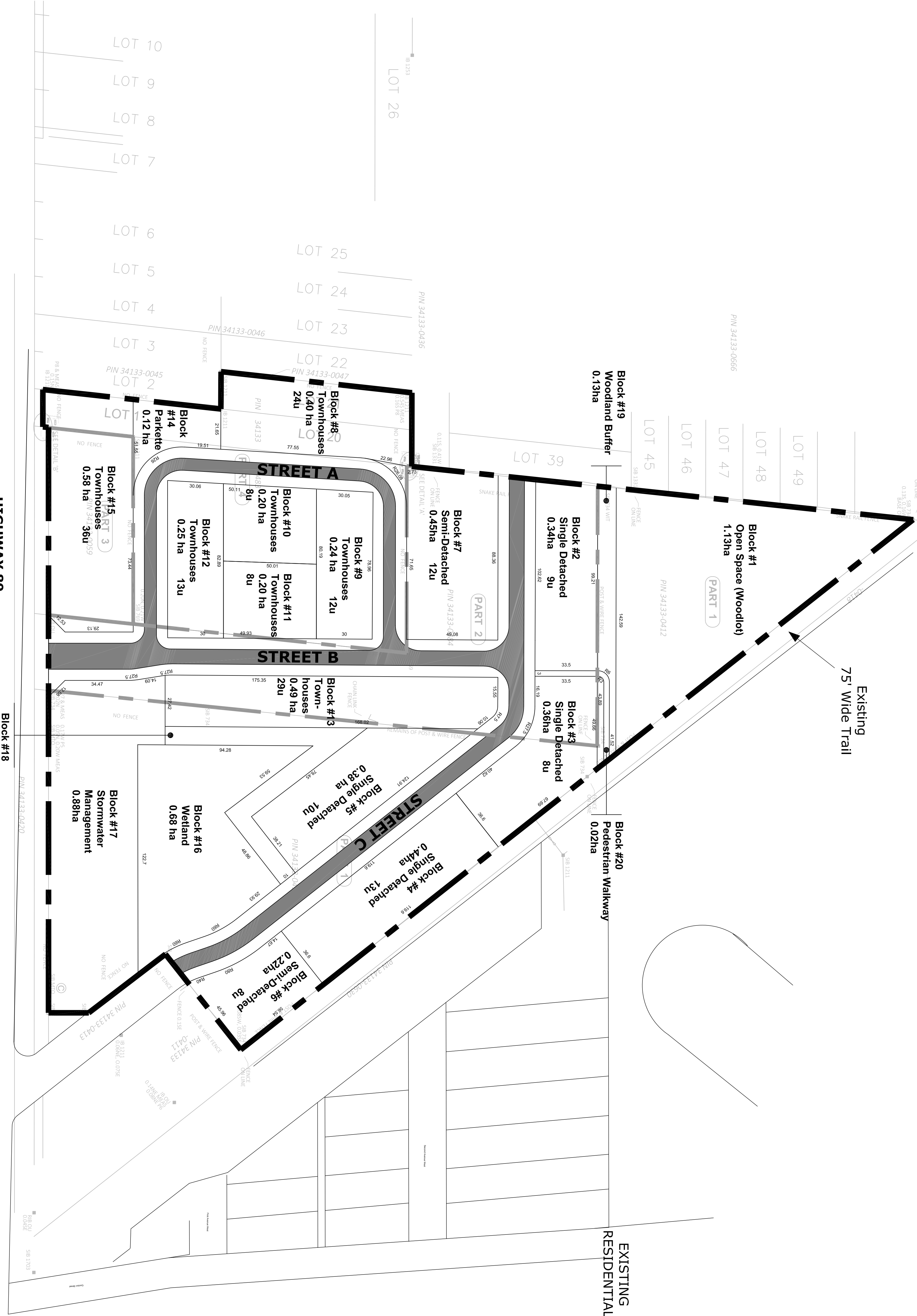
**DRAFT PLAN of PROPOSED SUBDIVISION**  
**PART of the East Half of Lot 1**  
**CONCESSION 3, Old Survey**  
**TOWN of SHELburne**  
**COUNTY of DUFFERIN**

DESIGN PLAN SERVICES INC.			
Town Planning Consultants			
900 The East Mall Suite 300			
Toronto, ON M8B 6K2			
Tel: 416-291-8445			
www.designplan.ca			
<div><div>D</div><div>P</div><div>S</div></div>			
Scale	1:1100	Date	Nov. 27/2020
		Drawing Number	18130-24
		Rev.	1
		Drawn	JD
		Design	

**NOTES**

All measurements are in meters.

All elevations refer to Geodetic Datum.



**ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT**

D. Residential single family, semi-detached, townhouses, parkette, walkways, buffers & stormwater management facility.

H. Piped water to be provided.

I. Silt/loam soil.

K. Sanitary and storm sewers to be provided.